

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

September 16, 2026

To: Casey Brannon, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.
County Engineer

**Re: Reapproval of Preliminary Plat
The Vision Subdivision, Phase 1B**

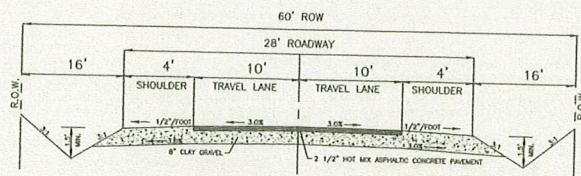
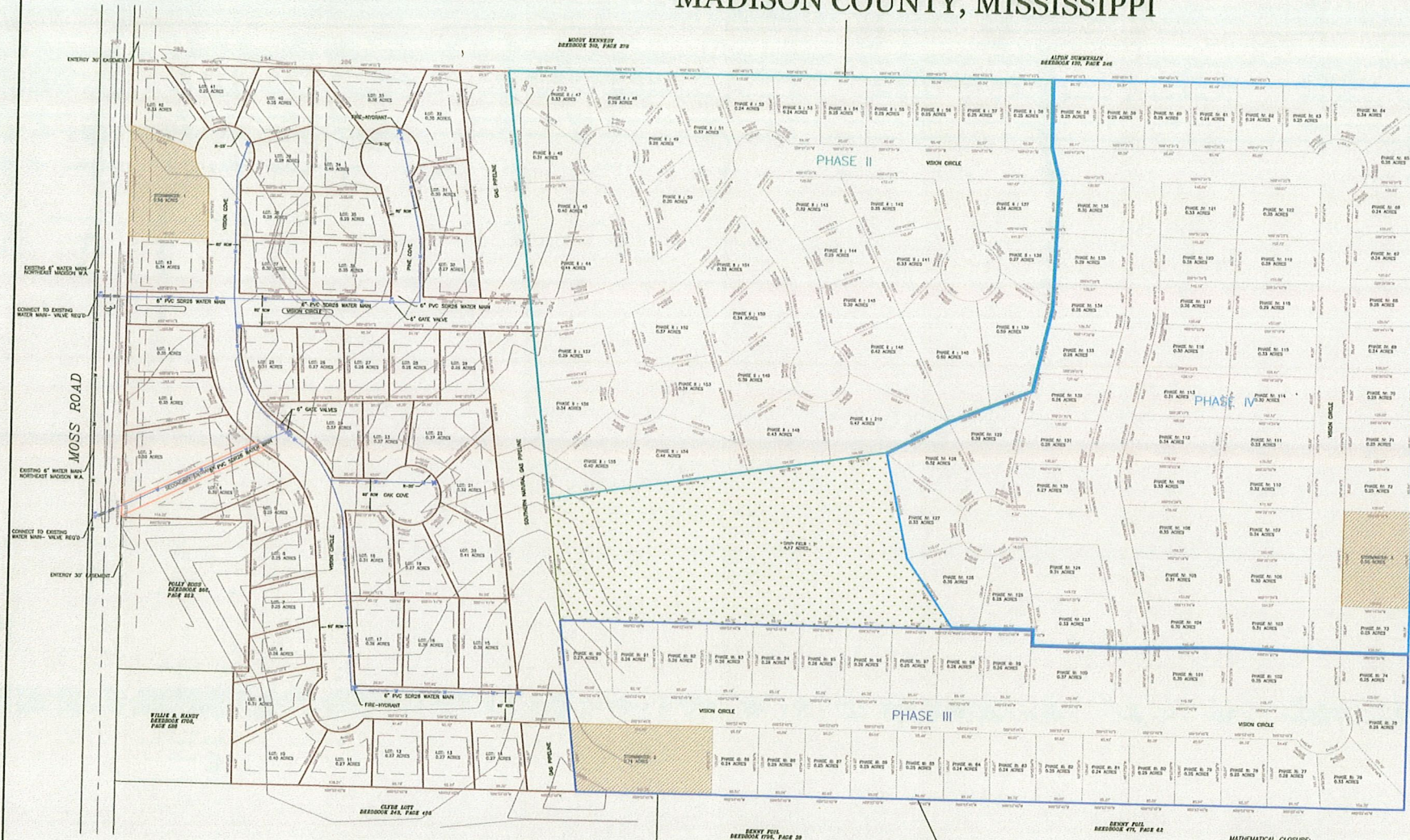
On September 5, 2023, the Board initially approved the preliminary plat for The Vision Subdivision, Phase 1B. The Developer is now ready to begin construction of the subdivision improvements. Since there has been such an extensive length of time since preliminary plat approval and beginning of subdivision construction, the preliminary plat must be re-approved per the Madison County Subdivision Regulations. The Engineering Department requests that the Board approve the attached preliminary plat for the Vision Subdivision, Phase 1 as was approved on September 5, 2023.

THE VISION DEVELOPMENT

PHASE-I

PRELIMINARY PLAT

MADISON COUNTY, MISSISSIPPI

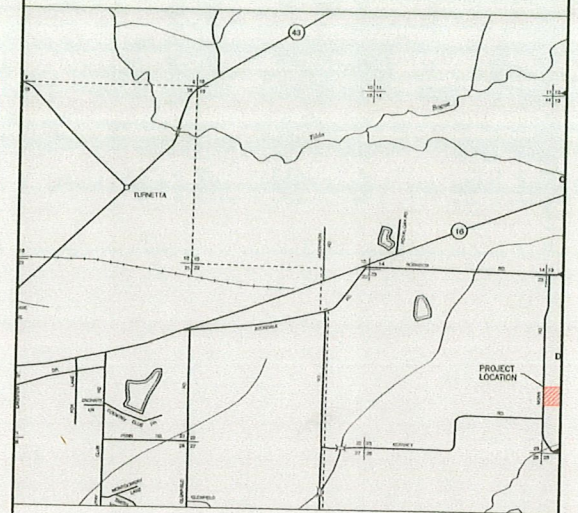
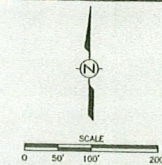


LEGEND:
 --- LOT SETBACK LINES
 --- EXISTING CONTOURS
 --- PROPOSED WATER MAIN
 --- WATER VALVE
 --- FIRE-HYDRANT

TITLE: THE VISION DEVELOPMENT
 OWNER/DEVELOPER: WILLIE J. CLINE
 1364 STUMP RIDGE ROAD
 CANTON, MS 39046
 TOTAL PROPERTY AREA: 70.14 ACRES
 SEWER ASSOCIATION: EARTHTECH UTILITIES OF MISSISSIPPI
 123 THREE PRIMO RD, BRANDON, MS 39047

MATHEMATICAL CLOSURE:

North: 15015.1587 East: -7902.7427
 Segment #1 : Line
 Course: NORTH(0.00000000) (0) Length: 108.7067
 North: 15015.1587 East: -7902.7427
 Segment #2 : Line
 Course: SOUTH(88.88786533) (0) Length: 37.8109
 North: 15015.1587 East: -7918.5537
 Segment #3 : Line
 Course: NORTH(88.88786533) (0) Length: 37.8109
 North: 15015.1587 East: -7918.5537
 Segment #4 : Line
 Course: NORTH(88.88786533) (0) Length: 145.0207
 North: 15015.1587 East: -7918.5537
 Segment #5 : Line
 Course: NORTH(133.360207) (0) Length: 834.1619
 North: 11420.7797 East: -5428.1284
 Segment #6 : Line
 Course: NORTH(88.88786533) (0) Length: 230.8207
 North: 11420.7797 East: -5428.1284
 Segment #7 : Line
 Course: NORTH(88.88786533) (0) Length: 1331.9307
 North: 11420.7797 East: -5428.1284
 Segment #8 : Line
 Course: NORTH(88.88786533) (0) Length: 1171.9517
 North: 11420.7797 East: -5428.1284
 Precision: 1: 2432227.000



THE VISION DEVELOPMENT PROPERTY DESCRIPTION:

BEGIN AT AN 1/2" IRON PIN FOUND AT THE N1/2 SW1/4 S24 SOUTHEAST CORNER;
 RUN THENCE N 89°53'45" W ALONG THE NORTHERN LINE OF THE PARCELS DESCRIBED
 IN DEED BOOK 471 AT PAGE 62; DEED BOOK 1705 AT PAGE 39, AND DEED BOOK
 243 AT PAGE 466 IN THE OFFICE OF THE MADISON COUNTY CHANCERY CLERK A
 DISTANCE OF 2171.95' TO AN IRON PIN AT THE SOUTHEAST CORNER OF THAT PARCEL
 DESCRIBED IN DEED BOOK 1705 AT PAGE 586 IN SAID OFFICE; RUN THENCE NORTH
 ALONG THE EASTERN LINE OF SAID PARCEL A DISTANCE OF 206.75' TO AN 1/2" IRON
 PIN AT THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF THAT PARCEL
 DESCRIBED IN DEED BOOK 366 AT PAGE 252 IN SAID OFFICE; RUN THENCE S
 DESCRIBED IN DEED BOOK 366 AT PAGE 252 IN SAID OFFICE; RUN THENCE S
 THE POINT OF INTERSECTION OF THE EASTERN LINE OF SAID PARCEL; RUN THENCE
 NORTH ALONG SAID EASTERN LINE OF SAID PARCEL A DISTANCE OF 278.51' TO AN
 IRON PIN AT THE POINT OF INTERSECTION WITH THE NORTHERN LINE OF SAID PARCEL;
 RUN THENCE N 89°53'45" W ALONG SAID NORTHERN LINE A DISTANCE OF 242.02' TO
 AN IRON PIN AT THE POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE
 OF MOSS ROAD, SAID RIGHT-OF-WAY LINE BEING 30' EASTERLY OF AND PARALLEL TO
 THE PRESENT CENTERLINE; RUN THENCE N 0°11'35" E ALONG SAID RIGHT-OF-WAY
 LINE A DISTANCE OF 834.17' TO AN IRON PIN AT THE POINT OF INTERSECTION WITH
 THE SOUTHERN LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 310 AT PAGE 278
 IN SAID OFFICE; RUN THENCE N 89°48'01" E ALONG THE SOUTHERN LINE OF THE
 PARCELS DESCRIBED IN DEED BOOK 310 AT PAGE 278 AND DEED BOOK 120 AT PAGE
 246 IN SAID OFFICE A DISTANCE OF 2390.93' TO AN 1/2" IRON PIN FOUND AT THE
 POINT OF INTERSECTION WITH THE WESTERN LINE OF THAT PARCEL DESCRIBED IN DEED
 BOOK 86 AT PAGE 451; RUN THENCE S 0°19'47" W ALONG SAID WESTERN LINE A
 DISTANCE OF 1331.93' TO THE POINT OF BEGINNING, CONTAINING 70.14 ACRES ±,
 AND BEING SITUATED IN THE N1/2 SW1/4 S24, T9N, 13E, MADISON COUNTY,
 MISSISSIPPI.

PARCEL IS IN FLOOD ZONE X
 PANEL 280228 0210 0
 REVISED APRIL 15, 1994

NOTES:

1. SURVEY PREPARED FOR MR. WILLIE CLINE.
2. CLASS "C" SURVEY
3. BEARINGS BASED ON SOLAR OBSERVATIONS MADE IN THE FIELD.
4. DATE, 06/18/06

OCTOBER, 2007

Alford and Associates
 Consulting Engineers
 7112 Suite B Siwell Road
 Byram, Mississippi 39272